



City of Pittsburg

65 Civic Avenue • Pittsburg, California 94565

December 21, 2016

Noemi Emeric-Ford
Region 9 Brownfields Coordinator
US Environmental Protection Agency
75 Hawthorne St., SFD6-1
San Francisco, CA 94105

Dear Ms. Emeric-Ford,

I am proud to submit this proposal for Community-wide Brownfield Assessment funding for the City of Pittsburg. The City of Pittsburg is located at 65 Civic Avenue, Pittsburg, California, 94565. The City has requested \$150,000 for Hazardous Substances assessments, and \$150,000 for Petroleum Products Assessments. In total, \$300,000 in EPA Brownfield funding will jumpstart the City's ability to build environmental knowledge, remediate, and revitalize the downtown and waterfront communities located in the City of Pittsburg.

For your reference, the pertinent contact information for the Project Director and Mayor has been provided below. Should any questions arise, please contact the Project Director as needed.

Project Director

Sara Aliotti, Administrative Analyst
City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
(925) 252-4109
saliotti@ci.pittsburg.ca.us

Highest Ranking Elected Official

Merl Craft, Mayor
City of Pittsburg
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Since the early 1800's, the Pittsburg community has evolved from a coal mining town, to a fishing, canning, and heavy industrial hub, a World War II and Korean War staging area, and finally suburban bedroom community. Its nearly 70,000 residents are mostly Hispanic (40%), with nearly equal parts Caucasian, African American, and Asian making up the remaining 60%. Unemployment and poverty rates exceed Contra Costa County, state, and national ratings, and housing prices are still depressed from the Great Recession. While not considered a place of "persistent poverty," the Pittsburg community has experienced between 15% and 22% poverty rates in the last five years.

Since 2000 the City has seen over \$2 billion invested into industrial and commercial buildings and the addition of 3,000 residential units. Beginning in the mid 1990's, the City invested over \$100 million to revitalize its downtown from blocks of vacant commercial buildings into commercial and residential mixed-use units, a City-owned theater, linear and waterfront parks, launch ramps, a community bookstore, City museum, restaurants, and municipal marina.

Old Town terminates at the marina, and has historically been flanked to the east and west by economic industrial anchors like DOW Chemical, Praxair, Calpine, Johns Manville, TOSCO, Koch Industries, United Spiral Pipe, Pacific Gas & Electric, Transbay Cable, Continental Canning, Bowers Rubber Works, Redwood Manufacturers Company, Adtranz, AnsaldoBreda, Morrison Knudsen Corporation, Hasa, Stanley Tool Works, Signode, National Chemical Company, Shell Chemical Company, Chevron, Great Western Electro Chemical Company, Acme Steel, Crown Cork & Seal Company, GWF Power Systems, Tennessee Chemical Company, Union Carbide, Tesoro Refining Corporation, US Steel (now USS POSCO), BNSF Railroad, Union Pacific Railroad, Isle Capital, LLC, and NRG.

Pittsburg's long history of waterfront industry has left behind at least 49 brownfields in the downtown and waterfront area. Comprehensive assessment of existing hazardous substances and petroleum products in the industrial areas will facilitate revitalization and renewal throughout the community of Pittsburg.

Thank you for your consideration in this opportunity to bring environmental awareness and revitalization to the community of Pittsburg.

Regards,

A handwritten signature in blue ink, appearing to read 'Joe Sbranti', with a stylized flourish extending to the right.

Joe Sbranti
City Manager



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
700 Heinz Avenue
Berkeley, California 94710-2721



Edmund G. Brown Jr.
Governor

December 19, 2016

Noemi Emeric-Ford
Regional Brownfields Coordinator
USEPA Southern California Field Office
600 Wilshire Blvd., Suite 1460
Los Angeles, California 90017

Dear Ms. Emeric-Ford:

The California Department of Toxic Substances Control (DTSC) has lead regulatory responsibility for investigating and remediating hazardous substances release sites in California. DTSC fully supports the City of Pittsburg's application for a \$300,000 Community-wide U.S. EPA Brownfields Assessment Grant. The City plans to use the grant money to complete environmental assessments of at least five brownfield properties within the City's waterfront district. The City is targeting this area for a "pedestrian-oriented commercial village" that will allow access to the shoreline for maritime use and preserve the local ecosystem's native plant and animal species.

The City of Pittsburg has a long history of industrial use, leading to a large number of Brownfields sites within the city limits. The City's annual budget has fallen significantly in recent years, eliminating the opportunity to apply City funds to redevelopment projects. The Assessment Grant will allow the City to characterize and conduct remedial planning on properties, increasing their marketability for redevelopment.

We appreciate the opportunity to voice our support for this crucial funding. Please contact me at (510) 540-3833 or janet.naito@dtsc.ca.gov if you have any questions.

Sincerely,

Janet Naito, Branch Chief
Berkeley Cleanup Operations Branch
Brownfields Reuse and Environmental Restoration Program

1. COMMUNITY NEED

a. Target Area and Brownfields: Pittsburg, California is located 38 miles northeast of San Francisco in East Contra Costa County, and is bordered to the north by the San Joaquin Delta. Established in 1839, the City assumed several identities, including a Gold Rush way station (1850's), coal mining town (1855), fishing, canning and heavy industrial hub (1906), World War II and Korean War staging area (1942-1954), and suburban bedroom community (1960-2010's). After a 34% population growth between 1990 and 2010, Pittsburg is in the midst of another identity shift, and has its sights on higher paying employers, modern recreational opportunities, and a walkable affordable mixed-use downtown core. Its progress however, has been impeded by brownfields that occupy over half of its downtown and waterfront area.

Since 2000 the City has seen over \$2 billion invested into industrial and commercial buildings and the addition of 3,000 residential units. Since the 1990's, the City invested over \$100 million to revitalize its downtown (Old Town) from blocks of vacant commercial buildings into mixed-use units, a City-owned theater, linear and waterfront parks, launch ramps, a community bookstore, City museum, restaurants, and municipal marina. Old Town terminates at the marina, and has historically been flanked to the east and west by economic anchors like DOW Chemical, Tesoro Refining Corporation, BNSF Railroad, Isle Capital, LLC, NRG.

While some of the companies remain in Pittsburg, several have relocated and left brownfields behind. In alignment with its current revitalization, Pittsburg lobbied and received custodial responsibility of its shoreline (Trust Lands) in 2011. This responsibility allows the City to enhance public waterfront access and utility while integrating its benefits into the surrounding area. EPA Brownfield assessment funding is the first step in enabling Pittsburg to combat pollution, blight, stagnation, and other externalities associated with its brownfields.

ii. Demographic Information and Indicators of Need: The Target Area was also selected due to the projected community impact of cleanup. The table below compares Pittsburg's high poverty rate, large minority makeup, and modest income to Contra Costa County, the state, and the nation. It also demonstrates a higher density of disadvantaged people in the Target Area.

	Target Area*	City	County	State	Nation
Population	15,705	65,761	1,081,232	37,253,956	314,107,084
Unemployment Rate	16.8%	8.6%	4.5%	5.9%	5%
Poverty Rate	23.4%	18.1%	10.7%	16.4%	15.6%
% White (non-Hispanic)	33%	19%	46.6%	40.1%	62.8%
African American	30%	17.8%	8.6%	5.8%	12.2%
Asian	9.5%	16%	14.8%	12.8%	4.9%
Hispanic	42.8%	40.2%	24.8%	37.6%	16.9%
Native Pacific Islander	1.4%	1.5%	0.4%	0.3%	0.2%
American Indian or Alaskan Native	0.45%	0.2%	0.3%	0.4%	0.7%
Other	19%	0.4%	4.3%	0.2%	0.2%
Median HH Income	\$49,464	\$60,376	\$79,799	\$61,489	\$53,482

*Estimations based on averages of Target Area census tracts. Source: 2010-2014 American Community Survey 5-Yr Estimates

iii. Brownfields and Their Impacts: The CA Department of Toxic Substances Control (DTSC) identified 49 brownfields in Pittsburg with both hazardous material and petroleum product pollution. The sites listed below are potential candidates based on environmental need, community input, and locally, regionally, and state-vetted revitalization plans. These sites are

representative of many brownfields in the target area, and sit above a groundwater basin within two major drainage basins that discharge into the delta.

Tesoro Site: This 12.72 acre site is privately owned site adjacent to two residential developments, bordered by the San Joaquin River and a tugboat service. It was used as army barracks and demarcation point. After the wars, it was used for petroleum coke production at which piles of coke were kept until 2009 when operations ceased, leaving the site and its 1.77-acre pier vacant. Today homeless sleep and fish on the site, as it is unsecured and accessible. Based on RCRA-SQG and FINDS information, the City suspects lead and mercury, benzene, tetrachloroethylene (PCE), and trichloroethene (TCE) could still exist on the site.

Renova Site: This 3.5 acre privately owned vacant site is adjacent to the Tesoro Site and has similar homeless and loitering impacts. There are environmental hazards on the vacant parcel from asbestos-cement slurry disposal and storage of bulk asbestos fiber from approximately the 1940's to 1960's. The site was capped in 1986 after on-site facilities were retired. It is listed as a Spills, Leaks, Investigations, and Cleanups Region as defined by the CA Regional Water Quality Control Board and a HIST Underground Storage. According to EnviroStor, both groundwater and soil contaminations have been confirmed and may include diesel, TPH-gas, motor oil, trichloroethylene (TCE), and asbestos. There is a serious lack of further information due to the confirmed purging of Phase I and II ESA's per the DTSC's 19-year retention policy.

BNSF Railroad Right Of Way: This site is an abandoned Burlington Northern Santa Fe Railroad right of way that runs through the Tesoro Site and along the southern edge of the Renova Site. It was previously utilized to transport petroleum coke as part of the operations on Site 1, and has blight, community impact, and contamination issues similar to both Tesoro and Renova sites. The spur was closed in 2009, and the tracks were removed. It too is now an accessible vacant segment of land subject to trespassing.

NRG Site: This 3.5-acre privately owned waterfront parcel is within 650 feet of residents and is adjacent to a park. From the 1950's up until 15 years ago, it housed a refinery and was used to store and supply fuel oil to the Pittsburg Electric Generating Station. The City is interested in assessing a square stormwater retention basin at the northern end of the property, which is suspected to contain petroleum contamination like polynuclear aromatic hydrocarbons and metals like perchlorate. The refinery ceased operation in 2016. According to the State Water Resources Control Board, the site may have groundwater contamination.

b. Welfare, Environmental and Public Health Impacts

i. Welfare Impacts: Target area residents are subject to the welfare issues as defined below:

Low Educational Attainment: In 2014, approximately 20% of Pittsburg residents over 25 years old had not earned a high school diploma (DADS). CalEnviroScreen also pointed to studies proving that those with less than a high school education had significantly shorter leukocyte telomere length, a genetic marker linked to stress, than those with more education (Adler *et al.*, 2013). Compared to the rest of the state, the target area is ranked in 58th percentile for percent of population over 25 not completing High School.

Poverty: Wealth is a direct link to one's potential living conditions, nutrition, occupation, and access to resources. Pittsburg ranks in the 66th percentile for poverty, while target area ranks 73%. This translates to a poverty rate above 18% which is higher than the County, California, and the US. Poverty levels in Pittsburg exacerbate county, state, and national housing patterns. According to Contra Costa County Health Services 2013 *Report on Health Indicators and Environmental Factors Related to Obesity*, approximately 10% of homes in Pittsburg foreclosed

between 2007 and 2008. This is especially important as it housing instability forces more people to rely on vacant parcels and fishing access as found in the target area.

Unemployment: At 8.6%, Pittsburg has higher unemployment rates than county, state, and national rates. The City and target area rank in the 63rd percentile for unemployment of residents over 16 years of age. CalEnviroScreen notes that, unemployment causes financial and emotional stress, and points to a German study of 4,301 people that discovered that men living in high-unemployment neighborhoods were at high risk of emergent coronary artery disease. Between 2005 and 2007 over 0.18% of deaths in Pittsburg were attributed to chronic heart disease, while the county averaged a statistically significantly lower rate of 0.147% (CCCHS).

Safety: Pittsburg citizens prioritize safety and express low perceptions of safety in their city. In a 2015 community survey, 41% of respondents considered crime in Pittsburg to be a very or extremely serious issue. Crime and safety were two of the top three “serious issues facing the residents of Pittsburg that City government should do something about.” Pittsburg has seen a steady increase in both violent and property crimes since 2010. Over 800 vehicle thefts and 1,150 larceny crimes were committed in 2015. According to a 2013 study in the National Library of Medicine National Institutes of Health, “vacant lots are often...attractive places to conduct illegal activities,” and nearby neighborhoods have reported low perceptions of safety..

Lack of Basic Amenities: The target area lacks walkable access to many basic amenities. The nearest full size grocery store and pharmacy for instance are more than two miles away. In 2010, Pittsburg was assigned a Retail Food Environment Index (RFEI) score of 7. This score was developed by the California Center for Public Health Advocacy, and indicates that there are seven unhealthy food sources for every one healthy food source in the City. Similarly, in its 2012 publication, *Building a Robust Anti-Poverty Network in the Bay Area*, the Federal Reserve Bank reported that for every \$8 in social services available to a low-income person in West [Contra Costa] County, a low-income person in East County has access to \$1 of the same services. Pittsburg has also been designated a Primary Care Shortage Area and Mental Health Professional Shortage Area according to the Office of Statewide Health Planning and Development. Resource gaps are especially impactful as 10% of target area residents are 65 or older (DADS).

ii. Cumulative Environmental Issues:

Traffic: According to CalEnviroScreen, average traffic density in Pittsburg ranks in the 61 percentile among California cities. This correlates to the magnitude of nitrogen oxides, carbon monoxide, and benzene released into the surrounding air and has a proven impact on public welfare. For example, “A recent study of children in Los Angeles found that those with the highest prenatal exposure to traffic-related pollution were up to 15% more likely to be diagnosed with autism than children of mothers in the lowest quartile of exposure” (Becerra *et al.*, 2013).

Landfills: Although Pittsburg is ranked in the lower half for potential impact of landfills, the rating is biased against operating landfills, of which Pittsburg is adjacent to one of the largest – covering 2.2 square miles—in the region, and understates the impact of landfills on the community. The Keller Canyon Landfill in Baypoint captures Pittsburg in its sphere of influence and has a maximum daily permitted throughput of 3,500 tons and a maximum permitted capacity of 75,018,280 cubic yards. Residents are exposed to toxins like hydrogen sulfide, methane, and carbon dioxide which have been linked to ecological impacts as well as birth defects and increased mortality from respiratory disease (Mataloni *et al.* 2016 and Palmer *et al.*, 2005). According to the Contra Costa County Health Services, Pittsburg residents had a respiratory disease rate of 480 per every 100,000 people—the third highest in the county.

Hazardous Waste Facilities: According to the EPA's Toxics Release Inventory (TRI) Program Quick facts, there were six TRI facilities in Pittsburg in 2013 that managed 8.8 million pounds of production-related waste. While on-site releases have decreased dramatically in the last decade, the EPA reported that 6,1478 pounds of TRI-covered chemicals were released in Pittsburg in 2013. Air and water pollutants in Pittsburg include ammonia, sulfuryl fluoride, molybdenum trioxide, nitrate compounds, and a wide variety of pollutants linked to lung, heart, and cancers. In addition, hundreds of rail cars, barges, and trucks transported 139,300 pounds of waste and hazardous materials from Pittsburg's waterfront for disposal in 2013.

iii. Cumulative Public Health Impacts

Health Impacts Due to Traffic: Vehicle emissions like nitrogen oxides and carbon monoxide cause preterm births and low infant birth weight (CalEnviroScreen). Pittsburg ranks in the 50th percentile for low birth weight in the state, while the target area ranks in the 62nd. Statistically significant correlations have also been found between communities of high traffic volumes and increased propensities for reduced lung function, children born with Autism, mortality from cardiovascular disease, and some cancers. With over 0.213% of children under 14 in Pittsburg hospitalized with asthma in 2000, the City experienced higher proportions of asthma hospitalizations than the state average (CCCHS). Between 2005 and 2007, 5.4% of all heart disease-related deaths happened in Pittsburg, placing it fifth across all Contra Costa County cities (CCCHS). In the same timeframe, Pittsburg stood in the top third for most cancer deaths in the county (CCCHS). Major roadways pose more tangible public health threats including pedestrian accidents. In 2015 there were 800 vehicle collisions, 153 injuries, and five fatalities in Pittsburg.

Health Impacts Linked to Sensitive Population Found in Target Area: Pittsburg is home to several sensitive populations predisposed to health disparities. According to the Centers for Disease Control and Prevention's (CDC) 2013 Contra Costa County Health Services report, 43.7% of 5th, 7th and 9th graders in the Pittsburg and 54.8% of adults in East Contra Costa County were overweight or obese. Per the same CDC report, mortality rates for heart disease, stroke, and diabetes are "significantly higher" in Pittsburg than in Contra Costa County overall. In 2010, the City exhibited the highest stroke and diabetes mortality rates in the County.

Health Impacts Due to Solid Waste Facilities: Solid waste facilities release hydrogen sulfide, methane, and carbon dioxide. CalEnviroScreen points to a study for example, that was conducted after landfill fire in Greece which found unacceptably high levels of dioxins in meat, milk and olive produced nearby. Subsequent studies have linked these landfill toxins with adverse effects on the reproductive system, infant birth weight, and increased respiratory disease deaths. The City of Pittsburg is in the sphere of influence of a landfill that at current processing capacity, releases approximately 10,875 metric tons of CO₂ equivalent each year. Between 2005 and 2007, 7.2% of live births in Pittsburg were considered low birth weight (CCCHS).

Health Impacts Linked to Hazardous Waste Generators and Industry: According to CalEnviroScreen, California's composite score for toxic release emission volumes, composition, and population exposure propensity was "by far the highest" across all 50 states in 2006. Toxin concentrations are highest near major industrial sources and hazardous waste facility generators. Potential health effects that come from living near hazardous waste disposal include diabetes, liver disease, and cardiovascular disease. Between 2007 and 2007, 37 of every 100,000 Pittsburg residents died from diabetes. This was the fourth highest diabetes death rate in the county.

Health Impacts Linked to Brownfields: Brownfield contaminants discussed in potential assessment sites on page 2 have been linked to a range ailments ranging from skin irritation, to

kidney disease, to a variety of cancers. In Contra Costa County, cancer accounts for 25% of all deaths, and 5% of these deaths occur in Pittsburg. According to CCCHS, “there are unfair racial differences in cancer deaths,” as African Americans die of cancer at a rate disproportional to other major ethnic groups in Pittsburg. Pittsburg and the target area are home to volumes of African Americans well above the county average (see table on page 1). These pollutants are not stagnant. Several site monitoring reports for target area parcels have noted natural movement of hazardous brownfield materials into groundwater (Envirostor).

c. Financial Need

i. Economic Conditions: The City does not have the budget to conduct site assessments without additional funding. Since the Recession in 2008, and the subsequent elimination of redevelopment agencies and tax increment, the City’s annual revenues from sales and property taxes have fallen \$4.6 million, forcing the City to eliminate non-essential services and reduce full-time City staff from 308 to 260. At the same Pittsburg unemployment spiked from 8.4% in 2009 to 15.2% by 2011, and has still not returned to pre-2009 levels.

The City is in the midst of a 7-year General Fund Forecast and Balancing Plan in order to have a structurally balanced General Fund budget by FY 2018-2019 and has been forced to use approximately \$1.7 million from the Budget Stabilization fund since FY 2011-2012 to help meet this goal. The budgetary needs of the City are recognized by its citizens who recently voted (June 2016) to extend a previous sales tax increase (Measure P) in Measure M. It’s also worth noting that, due to its history as an industrial city, Pittsburg has a particularly high number of brownfield sites. Finally, this assessment is just the first step in a broader project and longer process. In order to ensure the long-term success of the project, the City requires and will seek additional sources of funding.

ii. Economic Effects of Brownfields: The target area is prime real estate in Pittsburg. It is within a half-mile of Pittsburg’s historic Old Town district, the cultural and economic center of the city, and borders both waterfront and residential communities. Given their location, target area sites have the potential to be a part of the vibrant, mixed-use downtown Pittsburg.

The local economy loses out on business from boaters and visitors from the surrounding region. The area’s narrow scope of amenities relative to other waterfront hubs performs poorly in convincing boaters to spend time ashore. It even affects boater decisions to dock at Pittsburg for the night versus alternative more convenient marinas. Likewise, out of town visitors are confined to the downtown core as vacant lots sit only one street beyond it. The negative effects of the Brownfield sites on the economic wellbeing of the community are not limited to the sites themselves. According to *Verifying the Social, Environmental, and Economic Promise of Brownfield Programs*, a study conducted on the efficacy of brownfield grants, “Most studies of hazardous waste sites such as brownfields...tend to show that the presence of a site depresses property values, and site cleanup and redevelopment increases property values.”

Increased property values will be especially impactful on sites that attract commercial users, as property tax and sales tax revenues will increase. For example, one of the target area sites identified by the community for potential assessment was appraised at over \$2 million in 2009 when it was an active industrial site, and brought in \$40,000 of annual property tax. The industrial plant has since been decommissioned, and according to the Contra Costa County Assessor’s Office, the property is now only worth \$1.4 million, and produces \$32,000 of annual property tax revenue. Similarly, vacant brownfields in the target area produce no sales tax.

According to the City's 2015 economic review, if only one retail store (non-restaurant) performing at Pittsburg's current moderate retail standards opens in the target area, it would have produced approximately \$75,000 in 2015 sales tax.

As they are now, the sites also act as a burden on municipal services. City maintenance crews spend over \$60,000 each year maintaining the undeveloped area. According to recurrent reports of vagrancy and the prevalence of homeless encampments, the sites are frequently visited by Pittsburg Police Officers responding to calls. In 2015, Pittsburg police were called to the target area 652 times. Some of the sites are known drug exchange areas in the City and require their own police pod on site for protected and regular surveillance. Lastly, brownfields pollution travels in the air or groundwater, potentially incurring expensive remediation costs.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: The target area includes the City's waterfront core and downtown—a cohesive area for commerce, residence, and recreation. It is zoned for Marine Commercial, Residential, and Park uses. The City's General Plan suggests allowing existing industrial uses until the implementation of a “cohesive design of a pedestrian-oriented commercial village” through 1) land acquisition to develop a waterfront activity center featuring a cluster of Marine Commercial uses, 2) a Marine Commercial center with mixed-use village walkable atmosphere, and 3) acquisition of land for the development of a public park and promenade. Likewise, the TLUP points to redevelopment that may catalyze the expansion of commercial amenities, but emphasizes marine access, use, and benefit for all Californians, as well as preservation of the shoreline and native species. Most of Pittsburg's candidate brownfield sites are vacant and devoid of structures except for existing industrial capacity utility infrastructure. The City intends to utilize the utility infrastructure for future use if possible.

The proposed project will assess industrial sites along the Pittsburg waterfront for hazardous substance and petroleum pollution. The assessments will supplement the City's knowledge of historical uses, inventory pollutants, and recommend remediation actions that meet local, regional, state, and federal requirements. This is especially pertinent in the target area due to Pittsburg's state-granted custodial responsibility to bring public access to the area. Environmental information in the target area will provide the foundation for transforming revitalization plans to actionable revitalization projects. The City will incorporate the following HUD-DOT-EPA Livability Principles in the processes of remediation and development:

Coordinate and leverage federal policies and investment: Assessment of target area parcels will align federal initiatives that fuel the EPA's Brownfield assessment, cleanup, and reuse policies, HUD's Environmental Review policies and consolidated planning tool, and the DOT's Transportation Health Tool. Likewise, assessment will increase the accountability and effectiveness across levels of government by fulfilling initiatives like the City's Trust Lands Use and General Plans, the County's Habitat Conservation Plan, ABAG's Priority Conservation Areas Program, and the BAAQMD's Planning Healthy Places Program. Each of these priorities value, dedicate resources to, or plan for pollution reduction and environmental stewardship.

The development of a community center and associated programs will align federal initiatives and funding opportunities like the HUD's Community Development policies, CDBG priorities, the DOT's Ladders of Opportunity Initiative, and the EPA's Health and Safety priorities. It will also increase the accountability and effectiveness across levels of government

by fulfilling state and local initiatives like the California HCD's Housing Related Parks Program, Contra Costa County's Northern Waterfront Initiative, and ABAG's Plan Bay Area Program.

Support existing communities: The target area is surrounded by existing residential, commercial, and industrial communities. While the site assessments and follow up activities will benefit Pittsburg and surrounding Bay Area cities, the target area will directly reap benefits of assessment and cleanup. The proposed development will help to reduce blight caused by vacant land and provide programs for sensitive youth populations (See Community Benefits Section).

Value communities and neighborhoods: The proposed development will likely catalyze the expansion of commercial amenities in the area. The City will fulfill needs of the target area community and connect the downtown and waterfront area as a single walkable neighborhood.

Enhance economic competitiveness: New development will create jobs - assessments, cleanup, construction and permanent jobs). It also has the potential to catalyze an enhanced commercial sector that would lead to local job creation and an increase in local market competition. For example, if the community center attracts a hotel to the Pittsburg waterfront, the City would expect to gain \$300,000 in sales tax annually and create up to 40 jobs.

Provide more transportation choices: In 2017, the City of Pittsburg's Bay Area Rapid Transit (BART) station will open eastbound service for patrons from the entire Bay Area. The City has developed a free shuttle program to connect to the downtown area. The shuttle will be augmented to sustainably and affordably transport riders throughout the target area as well after redevelopment. This aligns with the EPA's Region 9 priority of Leveraging New/Expanding Transit Investments to Reduce Air Pollution.

Project Plan:

Site Identification, Prioritization, and Access: The City has initiated community-based site selection efforts to glean public opinion on the "where, why, and how" sites within the target area should be assessed. A community meeting was held in December, 2016 to introduce the project and target area, and a survey was administered. Information from the meeting will be posted on the City's website. Lastly, communications with influential community members, commercial entities, and service groups have been initiated and will contribute to site selection.

RFP and Consultant Selection: Access and acquisition negotiations are already underway for several candidate brownfield sites in the target area. An RFP will be developed based on community input for site selection and the number of sites (hopefully approximately 5) to which assessment access is granted. Using a competitive bid process consistent with EPA procurement, a consultant will be selected within 45 days of RFP advertisement at a City Council meeting.

Area-wide Plan: The City and consultant will devise an Area-wide Plan that will include Quality Assurance Project Plan and an EPA-approved plan to preserve historic properties and threatened and endangered species. Both technical elements will ensure the protection of human and environmental health during subsequent environmental site assessment (ESA) activities.

Community Involvement: The City and consultant will involve and inform the community and stakeholders of the assessment plan and locations through six press releases (one announcing community-wide assessment prior to assessments, and one for each site receiving assessment), seven newspaper notices(1 pre-project, 1 preceding each site assessment, 1 post project), one City Council Meetings, two community Meetings, and a variety of partnerships explained in more detail in the Community Engagement and Partnerships section.

Environmental Site Assessment: The City will conduct Phase I and Phase II site assessments on each site selected. Phase I will serve to complete the City's knowledge base

regarding environmental conditions associated with current and historical uses at selected sites. The ESA's will be conducted in conformance with ASTM Standard 1527-13 or 40 CFR Part 312. Phase II will evaluate soil and groundwater conditions to determine the presence of hazardous materials (and petroleum) and associated risks. In general, soil and groundwater assessments will focus on environmental conditions identified in Phase I. This physical assessment will be the meat of the project, and will guide the City in remediation strategies and future uses. Prior to fieldwork, all consultants will obtain drilling permits from the Contra Costa County Environmental Health Department and identify underground utilities before excavation.

Reporting and Cleanup Planning: Key personnel will report grant expenditure and assessment results to demonstrate sufficient progress, proper use of funding, and updated site status. Based on assessment results, the City will investigate cleanup strategies in order to hone the target area's existing land and reuse plans as adopted by the City's General and TLUP.

ii. Timing and Implementation

Outputs	Est. Required Time / Completion Date
Site Identification, Prioritization, and Access	December, 2016-July 2017
Development and announcement of 1 RFP	Development February 2017, Advertise May 2017
Consultant Selection	End of May 2017
Development of an Area-wide Plan	Plan completed by end of July 2017
Informational Community Notifications	Pre-assessment: July 2017, Post-: Sept. 2018
~2 Community Meetings	1 in August, 2017, 1 in September 2018
~9 Phase I ESA's and reports	All completed by Aug. 2018
~9 Phase II ESA's and reports	
~1-5 Cleanup Plans	Oct. 2018

(a) Contractor procurement: As shown in the table above, contractor procurement will require approximately five months, beginning with RFP development and ending with City Council approval of the selected consultant. The Development Manager will draft the RFP, which will be reviewed by City staff. The City will solicit potential vendors through the use of formalized bidders lists, advertise the RFP through an invitation to bid through notices posted on the City's website, publicly open the posting and award the contract in accordance with the City's Purchasing Policy and State law.

(b) Site prioritization and selection process: The target area was chosen based on General Plan direction for a community center. An inventory of brownfield sites within the target area was then populated with unproductive parcels that lack pertinent environmental information. This parcel list will be narrowed based on community input, environmental need, and likelihood of access and acquisition. Site selection criteria, including suitability for sizable buildings, and locations with views of the San Joaquin/ Sacramento River Delta, and impact on the surrounding region, will be applied. Candidate sites will then be reviewed for EPA site eligibility.

(c) Obtaining and securing site access: The City owns only a few of the potential candidate sites. The City is negotiating site access and acquisition for several sites in the target area. While ownership of sites is not required for site assessments, the City intends to assemble several sites in the target area. This will set the stage for cleanup, and redevelopment. The City plans to

leverage its relationships with property owners or invoke State law that allows cities to require property owners to conduct site assessments to gain access or acquisition by July 2017.

b. Task Descriptions and Budget Table

i. Task Descriptions (Budget Narrative)

Task 1: Project Management. Personnel costs \$14,850 per average hourly and benefit rate.

Task 1	Assessment consultant RFP/selection process (12 x \$90)	\$1,080
Task 2	Gaining access to sites (50 x \$90)	\$4,500
Task 3	Co-development of Area-wide Plan (35 x \$90)	\$3,150
Task 4	Community Involvement (32 x \$890)	\$2,880
Task 7	Reporting Compliance (16 x \$90)	\$1,440
Task 8	Cleanup Planning (20 x \$90)	\$1,800
Total		\$14,850

Consultant Services: The proposal amount of \$258,000 provides for the following services.

Task 3	Co-development of Area-wide Plan (quote based)	\$6,500
Task 3	Consult with EPA regarding T&E Species (quote based)	\$6,500
Task 4	Community Involvement (quote based)	\$1,500
Task 5	5 Phase I Assessments (Haz. Material) (quote based)	\$28,000
Task 5	4 Phase I Assessments (Petroleum) (quote based)	\$24,500
Task 6	5 Phase II Assessments (Haz. Material) (quote based)	\$87,075
Task 6	4 Phase II Assessments (Petroleum) (quote based)	\$72,075
Task 8	5 Cleanup Planning (Haz. Material) (quote based)	\$31,000
Task 8	4 Cleanup Planning (Petroleum) (quote based)	\$25,000
		\$282,150

Materials: \$2,500 for newspaper notice publishing plus \$500 for Community Meeting materials.

Non-Grant Funded Outcomes: As described on pages 9-10 below, the City will leverage funding opportunities and regional, state, and nationwide partnerships to accomplish access, acquisition (when required), cleanup and redevelopment of brownfields.

ii. Budget Table										
Budget Categories		Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Task 8	Total
Personnel + Fringe Benefits	Haz	\$540	\$2,250	\$1,575	\$1,440			\$720	\$900	\$7,425
	Petro	\$540	\$2,250	\$1,575	\$1,440			\$720	\$900	\$7,425
Supplies	Haz				\$1,500					\$1,500
	Petro				\$1,500					\$1,500
Contractual	Haz			\$6,500	\$750	\$28,000	\$87,075		\$31,000	\$153,325
	Petro			\$6,500	\$750	\$24,500	\$72,075		\$25,000	\$128,825
Subtotal	Haz	\$540	\$2,250	\$8,075	\$3,690	\$28,000	\$87,075	\$720	\$31,900	\$150,175
	Petro	\$540	\$2,250	\$8,075	\$3,690	\$24,500	\$72,075	\$720	\$25,900	\$125,675
TOTAL BUDGET		\$1,080	\$4,500	\$16,150	\$7,380	\$52,500	\$159,150	\$1,440	\$57,800	\$300,000

c. Ability to Leverage: The City will leverage the following firm and potential sources:

Land Acquisition:

- Potential CDBG (\$120,000 grant for FY18)
- Firm Waterfront lease funding (\$20,000 in legal funding per year)
- Firm Positive relationships with property owners
- Potential land acquisition from brownfield property owners

Cleanup:

- Potential EPA Brownfield Cleanup Grant (up to \$200,000 per site per year)
- Firm Waterfront Lease Revenue (\$50,000 in annual Professional Services funding)
- Firm Northern Waterfront Initiative Contributions of Support and Information
- Potential DTSC and San Francisco Bay Regional Water Quality Control Board funding and technical oversight for cleanup
- Potential remediation cost share with brownfield property owners
- Potential partnership with Army Corps of Engineers for technical assistance and oversight

Development & Programming:

- Potentially up to \$1 million in CA Housing and Community Development (HCD) Housing Related Parks Program grant funding
- Firm \$50,000 in Waterfront lease Professional Services funding per year
- Firm \$50,000 in annual Economic Development Professional Services funding
- Potential multimillion dollar Tiger Grant for transportation plan development
- Firm Chamber of Commerce contribution (per commitment letter)
- Potential Sports Leagues partnerships for athletic programming
- Firm PACF contribution (per commitment letter)

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community

i. Community Involvement Plan: As noted in Section 2ai, the Pittsburg community had a large impact on site prioritization of potential candidate sites in the target area through survey and community meeting input, as well as individual and community and commercial entity meetings. Community involvement for assessment of the target area will be similar to site selection efforts and include two community meetings. The first meeting will serve to further inform the community of environmental concern in the target area, and will communicate the City's and community's need for exploration per the Area-wide Plan, General Plan, and Trust Lands Use Plan. It will also discuss assessment costs proposed by the assessment consultant and the City's plan to fund them. The final community meeting will share results of the assessments with the public, and will be a preliminary forum for community input on cleanup and redevelopment. The City will also rely on community and regional groups like the Pittsburg Defense League, Chamber of Commerce, Pittsburg Historical Museum, and county's Northern Waterfront Initiative to be informational resources of information regarding the brownfields.

ii. Communicating Progress: The City will communicate progress through press releases and newspaper notices. A City Council Meeting to approve the consultant selection will be noticed through normal outlets, and two Community Meetings (pre and post assessments) will provide opportunity for discussion and feedback between staff and the community. Lastly, the City will maintain a project page on the City's website with access in several languages and for the

hearing impaired per request. Given the community's fiscal and educational challenges, communication means will include free and inexpensive informational outlets like newspapers, websites, and press releases. They will also include predictable government communication means with opportunities for public comment City Council meetings and community meetings. Each of the communication efforts will be provided in English and Spanish to meet the needs of the diverse population. The City employed each of these communication methods in the WesPac project, a recent high-profile project that proposed to transport hazardous material by rail through the City. With information shared through the same sources discussed above, the community demonstrated outstanding participation and successfully and democratically overrode the project.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: The DTSC enforces hazardous waste laws and regulations and oversees cleanup of hazardous waste on contaminated properties. They have several programs, including a voluntary cleanup, liability relief and prospective purchaser programs. Their letter of acknowledgement is found in Attachment 1. The San Francisco Regional Water Quality Control Board works with the DTSC on regulating and reviewing brownfield cleanups. The Water Board offers site cleanup and underground storage tank clean up programs that the City intends to leverage for technical and funding assistance.

The California Department of Public Health's Environmental Health Investigations Branch is a rich resource for learning about health hazards caused by industrial toxins, and even conducts environmental health site assessments to evaluate community exposure. State Health Dept and CCC Health Department has a Brownfield Cleanup Policy and hosts workshops to aid in policy compliance. Both of these entities will be used to inform City and public decisions throughout the assessment to redevelopment project stages.

ii. Other Governmental Partnerships: The Contra Costa County Hazardous Materials Commission (CCCHMC) performs enforcement of site monitoring to ensure the success of prior cleanup efforts, and tracks contaminated properties that cannot be mitigated in a timely manner. These sets of information will be helpful to the assessment consultant in their Phase I investigations of the target area sites. As described in sections 2ai, 2c, and 3ai, the City will consistently solicit direction from HUD initiatives and livability principles and input from Contra Costa County's Northern Waterfront Initiative.

c. Partnerships with Community Organizations

i. Community Organization Description & Role: The City is partnering with the Pittsburg Arts and Community Foundation (PACF), a local 501(c)3 nonprofit, dedicated to improving the quality of life in Pittsburg, and the Pittsburg Chamber of Commerce. Both groups will assist the City in publicizing the assessment efforts and the Brownfield sites and soliciting community input regarding the assessment and future development of the site. They will make community venues available for project meetings, and conduct community outreach through several means as outlined in the attached commitment letters.

The Pittsburg Defense Council is grassroots community group committed to environmental justice. The group has a history of collaborative opposition to projects with potential environmental threats to the community and will provide support (at City Council meetings) and a source for community information (website) for brownfield remediation. The

Pittsburg Chamber of Commerce will also play a role in informing local business about project progress and the economic boons of increased development.

ii. Letters of Commitment (Attached)

d. Partnerships with Workforce Development Programs: The City will partner with the Contra Costa County Workforce Development Board to employ youth and adults at the community center that have participated in preparation programs for construction, education, and mentoring careers. The City partnered with Future Build to provide underemployed East County young adults with a variety of certifications with potential use for Brownfields assessment and cleanup. Future Build trainees will be given the opportunity to conduct practical, hands-on training with professional supervision at the Brownfield sites. The City will consult Future Build when selecting an assessment consultant in order to prioritize local employers.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

Foster Educational Attainment: The proposed community center will provide a safe space for productive after school activities that will foster children's involvement in school including sports, marine recreation, non-profit run programs. Currently, PACF and Success Through Self (STS) Academy cultivate youth education and growth for over 500 children on an annual basis. These nonprofits, along with local sports leagues will grow in numbers and capabilities with the addition of the community center.

Decrease Poverty and Unemployment: The proposed development will create jobs (from site assessments, construction, to industry) and increase residential property values. According to a 2009 Congressional Research Service *Job Loss and Infrastructure Job Creation During the Recession* report, the City can expect approximately 9,536 construction jobs, 4,324 supporting industry jobs, and 13,962 jobs per billion dollars spent. The City is projecting expenditure of approximately \$15 million in the target area by 2023. This translates to over 400 jobs created.

Reduce Danger and Blight: The proposed development will occupy currently vacant parcels and increase foot traffic in the area, quelling resident concerns of blight and trespassing, and reducing annual police calls to the area from 650+ to approximately 450. The community center can also act as an emergency shelter for the downtown and waterfront areas.

Increase Availability of Basic Amenities: The City hopes that the proposed community center will be a catalyst for commercial opportunities in the area, bringing healthier food options and medical services closer to the downtown core.

Reduce Environmental Impacts: Prior to construction of the proposed development, the City must assess and address brownfield conditions of the target area. Once specific environmental conditions are determined, the parcels will be cleaned and monitored to ensure no further release of harmful toxins into the air, soil, and groundwater, as described in Health Impacts and Site Description sections 1.a.iii and 1.b.ii.

Increase Understanding of Environmental Conditions: The additional awareness of environmental conditions in the target area could encourage investigation of more of Pittsburg's 49 identified brownfields.

Recreation and Educational Opportunities for Sensitive Population: The 2013 CCCHS Report notes that exercise and physical activity decrease likelihoods of obesity, heart disease, stroke, and diabetes. The proposed community center will provide a local resource for the community to participate in recreation programs and learn about physical activity year round.

Decrease residential proximity to brownfields Sites: The remediation of the target area sites will reduce the surrounding community's proximity and exposure to brownfield contaminants, as high priority sites are directly adjacent to thousands of Pittsburgh residents. The Pittsburgh community will also gain access to free services at the community center, space for charitable organizations to operate, and a sense of inclusion with the downtown community.

b. Economic and Community Benefits

Increased Property Values: As described on pages 5-6 Economic Effects of Brownfields, once assessed, cleaned, acquired (or sold), and filled with commercial tenants, the City expects the candidate property values to increase accordingly, to at least 2009 levels.

Inclusion with Downtown: The proposed reuse will expand the downtown core in a walkable, mixed use fashion—a priority outlined in the City of Pittsburgh General Plan.

Increased Utility and Revenue: The City anticipates increased interest from boaters and non-Pittsburgh visitors in the waterfront and downtown areas. This would bring additional revenue for the businesses, as well as sales tax at an estimated rate of tens of thousands of dollars per retail store as described on pages 5-6 Economic Effects of Brownfields.

Creation of Local Jobs: See section 4a, Decrease Poverty and Unemployment (p12).

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: According to single audit reports, the City of Pittsburgh has complied, “in all material respects, with the types of compliance requirements that could have direct and material effect on each of its major federal programs” since 2011. This means that per OMB Circular A-133 standards issued by the Comptroller General of the United States, the City of Pittsburgh has managed several federal programs in the last five years without material noncompliances.

b. Programmatic Capability: The City of Pittsburgh assumes overall management responsibility for the assessments project. Program outputs will be a partnership between the City and an environmental assessment consultant procured through an EPA-compliant bid process. Led by the City, this pair will perform all tasks complying with grant and environmental regulations.

Assistant City Manager, Garrett Evans, served on the California Redevelopment Agency's (CRA) Brownfield Committee and represented the City on a site remediation project that included over 3,000 tires and extensive hazardous waste cleanup. With 20 years of experience, Garrett has fostered countless working relationships, including three Public Private Partnerships valued at over \$2 billion. He will be invaluable in steering the entire program.

Maria Aliotti, Development Manager, has two decades of public sector experience in the Bay Area. She has managed countless projects like the construction of a commercial building, the renovation of a historical theater, and the construction of commercial tenant improvements. She has also served on the CRA's Brownfield Committee, overseen environmental site assessments in Pittsburgh, worked with the Regional Water Quality Control Board, and negotiated property acquisitions and dispositions. Maria will lead the RFP development to recruit an environmental consultant, contract and land access negotiator, and co-cleanup plan.

Kolette Simonton, Economic Development Manager, excels in communication and partnerships. She collaborates with commercial brokers and property owners to bring business opportunities to Pittsburgh. Her work with the Governor's Office of Business and Economic Development on state funding incentives and site selection processes for heavy industrial users will be useful in their role as information resource during the assessment and cleanup phases.

Likewise, her property management and shopping center market knowledge will prove invaluable in recruiting profitable, fitting, and exciting new uses to the redeveloped target area.

Administrative Analyst, Sara Aliotti, has a background in Environmental Science and an MPA. She has managed federal grants like the 2015 Pipeline Safety Technical Assistance Grant, hosted community meetings for residential programs, and authored strategic plans like the City's TLUP. While she will have a hand in each grant funded task, she will be primarily responsible for informing and involving the community and partnership groups, as well as fulfilling expenditure and environmental reporting requirements as specified by the grant.

The City of Pittsburgh Engineering Department will monitor assessments progress through encroachment and grading permitting. These efforts will help to safeguard the Pittsburgh public from health, environmental, and community impacts described on pages 2-5.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes: The City will apply the Dave Logan strategy to help manage and align values with projected outcomes so that projected outputs lead to projected outcomes, and that assets are sufficient to execute outputs. This model was applied to the target area's ultimate objective – a community center and a safer, more useful downtown and waterfront. By asking “Do we have enough assets to construct a community center on brownfield properties,” City staff decided that additional assets would be required to properly complete this action, and set the specific and timely goal of applying for \$300,000 through this program to increase their ability to complete the action.

Similarly, the Administrative Analyst will apply the model to the site assessment project. The City's core values regarding assessment are environmental safety and collaboration. Projected outcomes for this environmental assessment project include 1) Comprehensive environmental knowledge of target area brownfields, 2) An informed and involved community, and 3) partnerships with environmental, community, and governmental groups. Projected outputs and assets can be seen in the Budget Timeline. By making realistic checks on the “do we have enough assets,” and “will our outputs lead to objectives” questions, and adjusting for “no's,” the City plans to successfully navigate this project. Once the project starts, weekly check-ins with consultants and City staff will ensure that assets outpace the project, outputs are achieved in a timely fashion, and that outputs continue to point toward outcomes and core values.

d. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Others.

2009 \$565,500 USDOE Energy Efficiency and Conservation Block Grant: Funding was used to train youth to perform energy audits on approximately 351 homes, provide 20 workforce development participants with construction trade skills, replace 1,300 HPS streetlights with LED lights, retrofit large commercial appliances like walk-in coolers, and develop a climate change education program. According the program's final On-Site Monitoring Report in 2011, “The grantee...is in compliance regarding required reporting.” In regards to Financial Review, the Report noted that, “The City demonstrated an understanding of aspects such as segregation of duties, standards and practices, payment procedures, approval authority, and record keeping.” Finally the report confirmed that, “The City has several promising practices and is an excellent example of the intended effects of ARRA funding.”

2010 \$758,096 DOJ Community Oriented Policing Services Hiring Recovery Program Grant: Funding was used to hire two police officers. The City demonstrated the ability to spend the funding on the officers salaries, benefits, and recruitment process, then integrate costs into

future budgets in a timely manner. No material weaknesses or significant non-compliances were noted in the management of this grant (City of Pittsburg Single Audit 2010).

Sources

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4. "CalEnviroScreen 3.0 Draft Indicator and Results Maps." *CA.gov*. Office of Environmental Health Hazard Assessment, 24 Oct. 2016. Web.
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December 20, 2016

Gerald L. Dunbar, Administrator
Future Build
2555 Harbor Street
Pittsburg, CA 94565

RE: Commitment to the City of Pittsburg Citywide Brownfield Assessments Project

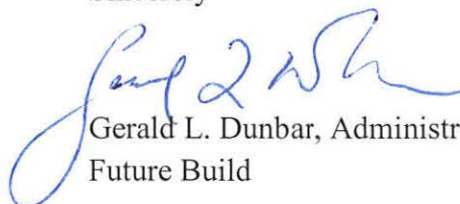
Dear Ms. Aliotti

I am writing as the Program Manager of Future Build to voice our support for the Brownfield Assessment Project. Our staff believes this project will provide an essential service to Pittsburg and its citizens.

Future Build previously worked with the City of Pittsburg on an EPA Brownfields job training grant. On that grant, Future Build and the City partnered together to provide underemployed East County young adults with a variety of certifications with the potential use for Brownfields assessment and cleanup. Future Build will work with the City to ensure that successful Future Build graduates trained with the help of EPA grant funds will work on the brownfield assessment. During the training process, Future Build students work on supervised community benefit projects in order to get practical, hands-on training while benefitting the community they live in. Future Build conducts these community benefit projects twice a year and, if the grant implementation and Future Build schedule both permit it, Future Build students will help with the Brownfield Assessment Project as part of their community benefit project.

The City of Pittsburg has our full support for the completion of this project. Please let us know if there is anything else we can do to assist you in this process.

Sincerely



Gerald L. Dunbar, Administrator
Future Build



Pittsburg Arts and Community Foundation

65 Civic Avenue

Pittsburg, California 94565

Phone: (925) 252-6970

www.PittsburgFoundation.org

December 20, 2016

Janis Glover, Program Manager
Pittsburg Arts and Community Foundation
65 Civic Avenue
Pittsburg, CA 94565

RE: Commitment to the City of Pittsburg Citywide Brownfield Assessments Project

Dear Ms. Aliotti:

I am writing as the Program Manager of the Pittsburg Arts and Community Foundation (PACF) to voice support for the Brownfield Assessment Project. Our staff believes this project will provide an essential service to the Pittsburg community.

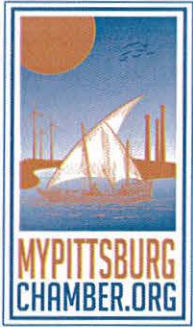
The project site is only a five-minute walk from Pittsburg's historic Old Town district, where PACF has our independent bookstore, the Railroad Book Depot. Because of this, PACF has a vested interest in the success of the project. PACF is offering its services to help the City with community outreach. PACF has a partnership with the California Theatre and will work with the Theatre to hold community meetings at the Theatre, so that community members and local businesses can provide feedback on the project. PACF will also provide community outreach through other means, such as publicizing information about the assessment efforts through its social media presence, making information available at the Railroad Book Depot, our downtown bookstore, and providing information at community events PACF is involved in, such as the Farmers' Market, the Classic Car Shows, the Culinary Crawl and more.

The City of Pittsburg has our full support for the completion of this project. Please let us know if there are any other ways we can assist you in this process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Janis Glover", written over a horizontal line.

Janis Glover, Program Manager
Pittsburg Arts and Community Foundation



December 20, 2016

Monica Couture, President & CEO
Pittsburg Chamber of Commerce
985 Railroad Avenue
Pittsburg, CA 94565

RE: Commitment to the City of Pittsburg Citywide Brownfield Assessments Project


Dear Ms. Aliotti:

I am writing as the President & CEO of the Pittsburg Chamber of Commerce to voice our support for the City of Pittsburg Citywide Brownfield Assessments Project. Our organization believes this project will provide an essential service to Pittsburg and its citizens.

The Pittsburg Chamber of Commerce represents over 150 businesses in Pittsburg. One of our main responsibilities is acting as an advocate on issues that are important to Pittsburg businesses. The brownfield sites that will be targeted by the grant depress the value of neighboring real estate and inhibit the possibilities for businesses in Pittsburg's downtown. The Chamber will assist the City with ensuring the project has the community's involvement and support by reaching out to its members and providing them with information regarding the assessment process. Many of our members are downtown businesses, so the Chamber will provide the City with their feedback.

The City of Pittsburg has our full support for the completion of this project. The Chamber believes that this project is essential to the Pittsburg community and will be an important part of the continued revitalization of Pittsburg's downtown. Please let us know if there is anything else we can do to assist you in this process.

Sincerely,


Monica Couture
Chamber of Commerce

985 Railroad Avenue • Pittsburg, CA 94565 (925) 432-7301 • Fax (925) 427-5555 •
E-Mail: chamber@mypittsburgchamber.org

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Pittsburgh

* b. Employer/Taxpayer Identification Number (EIN/TIN):

94-6000395

* c. Organizational DUNS:

1792751280000

d. Address:

* Street1:

65 Civic Ave

Street2:

* City:

Pittsburg

County/Parish:

* State:

AS: American Samoa

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

94565-3814

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Sara

Middle Name:

* Last Name:

Aliotti

Suffix:

Title:

Administrative Analyst II

Organizational Affiliation:

* Telephone Number:

925-252-4109

Fax Number:

* Email:

saliotti@ci.pittsburg.ca.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Communitywide environmental assessments of brownfields

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant 11th

* b. Program/Project 11th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 12/22/2016

* b. End Date: 10/31/2018

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Sara

Middle Name:

* Last Name: Aliotti

Suffix:

* Title: Administrative Analyst

* Telephone Number: 925-252-4109 Fax Number:

* Email: saliotti@ci.pittsburg.ca.us

* Signature of Authorized Representative: Sara Aliotti * Date Signed: 12/22/2016